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Redevelopment Board Minutes 11/20/2006

Arlington Redevelopment Board
Minutes of November 20, 2006

Members Present: Roland Chaput
Andrew West
Ed Tsoi
Christopher Loreti
Bruce Fitzsimmons

Also Present: Kevin J. O'Brien

Roland Chaput called the meeting to order at 7:05 and announced the continuation of the public hearing for the proposed development at 1 Broadway. Erik Kondo, the proponent, presented a new parking plan and asked the Board for a reduction in parking. His building has 3,168 square feet of space and therefore requires 11 parking spaces, he can provide only ten. The Board expressed general agreement with reducing the requirement to ten. Mr. Kondo then presented a new letter from his Licensed Site Professional (LSP) concerning contamination on the site and the risk to persons who will patronize the site. Kevin O'Brien explained that Town Counsel recommended not issuing the permit until the questions about risk from the contamination were satisfactorily answered. He further explained that the proponent's LSP and the Town's LSP have conferred and will work on the issue over the next two weeks.

The Board asked for a more detailed landscaping plan. Ed Tsoi moved that the hearing be continued until 8 PM on December 4, 2006. Bruce Fitzsimmons seconded the motion and the Board voted 5 to 0 in favor.

The Board next discussed warrant articles that had been proposed for consideration at next year's Town Meeting.

Stormwater Mitigation – it was suggested that landscape contractors be surveyed as well as builders.

Mullin Rule – general support, but wanted that a Board member must attend a hearing at which public testimony is presented

(couldn't vote on an application with a single hearing date)

Affordable Housing – general agreement, but expects it to be forwarded by the Affordable Housing Task Force

Sustainable Development Consideration in EDR – suggested looking at Waltham and Cambridge

Compact Parking Spaces – correct allowance is somewhere between 40% and zero

Zip Car – want to make sure zip cars will not be rented from a space in a residential neighborhood.

Kevin O'Brien briefed the Board on the progress of the Department's planning effort which will include a survey of residents and coordination with the open space planning effort and possibly result in changes to the Zoning Bylaw. As part of the discussion Chris Loreti reported on the effort by the State Department of Conservation and Recreation to develop a park and a pathway from Alewife Station along Alewife Brook to Mystic Valley Parkway. The Board asked to meet with a DCR representative to learn more.

The Board then discussed the nomination by the Symmes Neighborhood Advisory Committee of Joe Curro to serve as chairman. On a motion by Chris Loreti, seconded by Ed Tsoi, the Board voted 5 to 0 to endorse the selection of Joe Curro as chair of the Symmes Neighborhood Advisory Committee.

After a short discussion, Ed Tsoi moved that the Board accept the minutes as amended. Chris Loreti seconded the motion and the Board voted 5 to 0 in favor.

The Board next looked at the plan for exterior lighting at 87 Mystic St. and discussed the height of the HVAC units that have been installed. The Board asked that the Planning Director follow up on its comments.

Ed Tsoi moved that the Board enter into executive session in order to discuss a change in terms of the sale of the Symmes property, which if held in open session could compromise the negotiating position of the Board. Bruce Fitzsimmons seconded the motion and Kevin O'Brien polled the Board: Chris Loreti – yes, Roland Chaput – yes, Ed Tsoi – yes, Andrew West – yes, Bruce Fitzsimmons – yes.

At 10:30, Ed Tsoi moved that the Board leave executive session and adjourn, Chris Loreti seconded the motion and Kevin O'Brien polled the Board: Chris Loreti – yes, Roland Chaput – yes, Ed Tsoi – yes, Andrew West – yes, Bruce Fitzsimmons – yes.

Respectfully submitted,
Kevin J. O'Brien